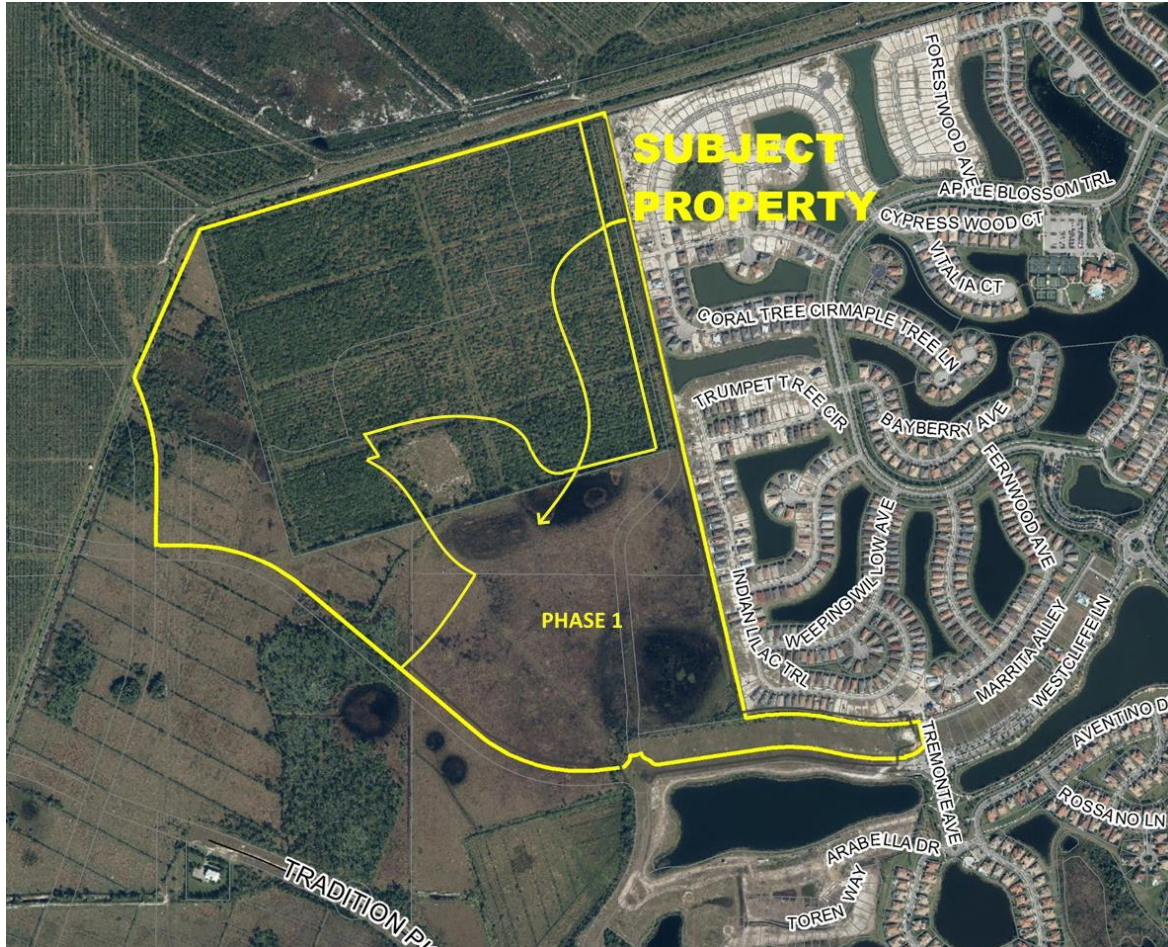




**ESPLANADE AT TRADITION II**  
**Final Subdivision Plat - Phase 1**  
**P21-043**



**Figure 1. Aerial**

**SUMMARY**

Applicant's Request:	An application for final plat and construction plan approval for Esplanade at Tradition.
Applicant:	Kinan Husainy, P.E., Kimley Horn & Associates, Inc.
Property Owner:	Taylor Morrison of Florida, Inc.
Location:	The property is generally located north of Tradition Parkway, west of Village Parkway, and south of the future Crosstown Parkway.
Address:	Not assigned
Project Planner:	Holly F. Price, AICP, Senior Planner

**Project Description**

An application for final subdivision plat and construction plan approval for Esplanade at Tradition II, Phase 1. The project consists of 141 single-family lots, an amenity center (clubhouse), 6 lakes, and 2 wetlands.

**The applicant is proposing the following modifications to the previously approved preliminary plat:**

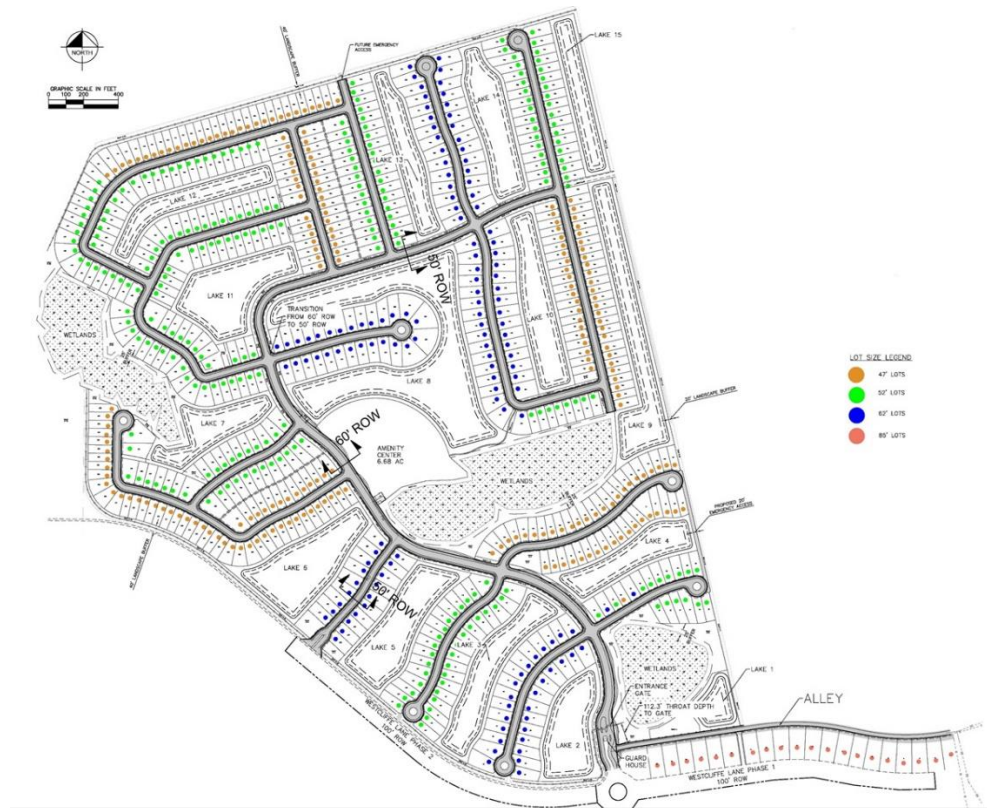
- 1. SW Marrita Alley has been ended in a cul-de-sac, revising the private right of way.
- 2. The entry road alignment has shifted, and the adjacent open space tract has been revised.
- 3. The amenity center parcel has been revised.
- 4. The lot line between lots 134 and 133 has been revised as it was inadvertently shifted.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee reviewed the request at their March 10, 2021 meeting and recommended approval.

P19-100 – Esplanade at Tradition Preliminary Plat - Approved by City Council on November 25, 2019 (19-R115).

P19-070 – Esplanade at Tradition Conceptual Plat. The Planning and Zoning Board approved a “Special Permission” application on August 6, 2019 to allow the length of the cu-de-sac streets to be 1,180 feet. The maximum length allowed by code is 1,000 feet.



**Figure 2. Conceptual Lot Layout Diagram for Entire Plat.**

**Location and Site Information**

Parcel Number:	4305-500-0026-000-1, 4305-500-0167-000-1, 4305-500-0166-000-4, 4305-500-0176-000-7, 4305-500-0002-000-7, 4305-500-0004-000-1
Property Size:	41.463 Acres
Legal Description:	Know All Men By These Presents That Taylor Morrison Of Florida, Inc., A Florida Corporation And Mattamy Palm Beach, LLC, A Delaware Limited Liability Company, Owners Of The Land Shown Hereon As "Esplanade At Tradition II", Being A Replat Of Esplanade At Tradition Tract R, Tract R2, Tract A, Tract 0-2, Tract 0-4, Tract 0-12, Lot 133, Lot 134, Tract Amenity Center And Tract S.M.T 8, According To The Plat Thereof As Recorded In Plat Book 88, Page 10, Public Records Of St. Lucie County, Florida, Lying In Sections 5 And 8, Township 37 South, Range 39 East, St. Lucie County, Florida.
Future Land Use:	NCD
Existing Zoning:	MPUD (Master Planned Unit Development)
Existing Use:	Vacant land – Old orange grove.

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Verano
South	NCD	MPUD	Tradition
East	NCD	MPUD	Vitalia at Tradition
West	NCD	MPUD	Unimproved Land

NCD - New Community Development District

MPUD - Master Planned Unit Development

RGC – Residential Golf Course

PUD – Planned Unit Development



Figure 3. Location Map

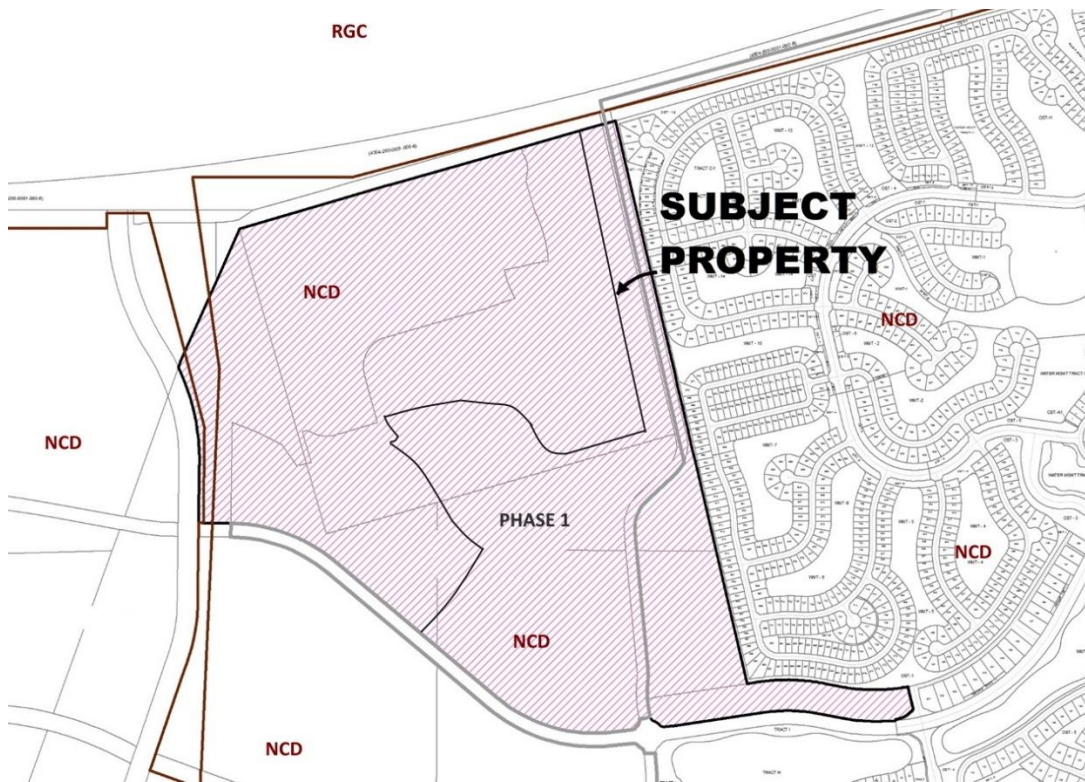


Figure 4. Future Land Use Map

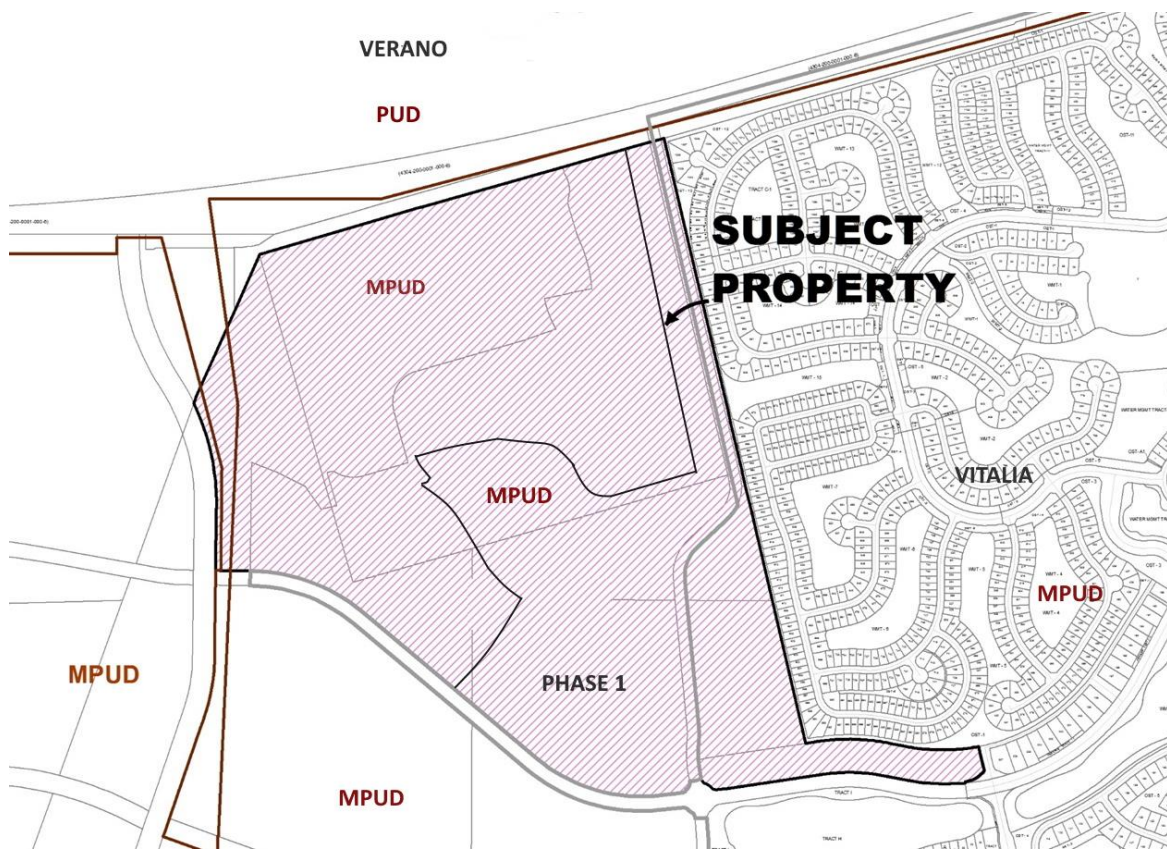


Figure 5. Zoning Map

## IMPACTS AND FINDINGS

### CONCURRENCY REVIEW (CHAPTER 160)

The proposed subdivision plat is located within the boundaries of the Western Grove DRI and is subject to the conditions of the Western Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	The Port St. Lucie Utility Systems will provide water and sewer service. The Tradition Irrigation Company will provide water for irrigation.
<b><i>Traffic Circulation</i></b>	Per the Western Grove DRI development order, the DRI Biennial Report shall include a cumulative calculation of the trip generation for all approved development. Development order conditions are evaluated using the trip generation analyses to determine triggering of any transportation conditions.  According to the ITE Trip Generation Manual 8 <sup>th</sup> Edition, estimated vehicle trips are 1,349 on a weekday, 109 a.m. peak hour trips, and 144 p.m. peak hour trips.
<b><i>Parks and Recreation Facilities</i></b>	Requirements for parks and recreational facilities are addressed under Condition 62 of the DRI Development Order.

<b><i>Stormwater Management Facilities</i></b>	Paving and drainage plans that are in compliance with the adopted level of service standard and the Western Grove DRI development order will be required with each site plan that is submitted for the development of the proposed lots.
<b><i>Solid Waste</i></b>	Solid waste impacts will be evaluated for compliance with the adopted level of service standard with each site plan that is submitted for the development of the proposed lots.
<b><i>Public School Concurrency Analysis</i></b>	Public school requirements are addressed under Condition 57 of the DRI Development Order. As per Policy PSFE 2.4.2.8 of the City's Comprehensive Plan, development that had filed applications prior to May 1, 2005 are exempt from the school concurrency requirements.

**NATURAL RESOURCE PROTECTION (CHAPTER 157)**

Per the Western Grove DRI development order, two wetland habitat areas are required to be preserved on site. This application is showing two wetland habitat areas that have been preserved.

**PUBLIC WORKS TRAFFIC ANALYSIS**

This application and Traffic Statement prepared by Kimley-Horn dated June 19, 2019 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and the requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The submittal for approval is part of a previously approved plat. Some minor changes were made to the plat, but they don't have any impacts on traffic. Currently, approximately 800 units are approved within the Western Grove DRI. No additional roadways are triggered at this time. The next trigger is at 756 total PM peak hour trips over 900 dwelling units (whichever comes last) for the 2-lane extension of Tradition Parkway to North-South A. However, the construction of this roadway portion as 4 lanes is already under construction ahead of the DRI triggering of the requirement.

**STAFF RECOMMENDATION**

The Site Plan Review Committee reviewed this request at their meeting of March 10, 2021 and recommended approval with comments of the final plat with construction plans.